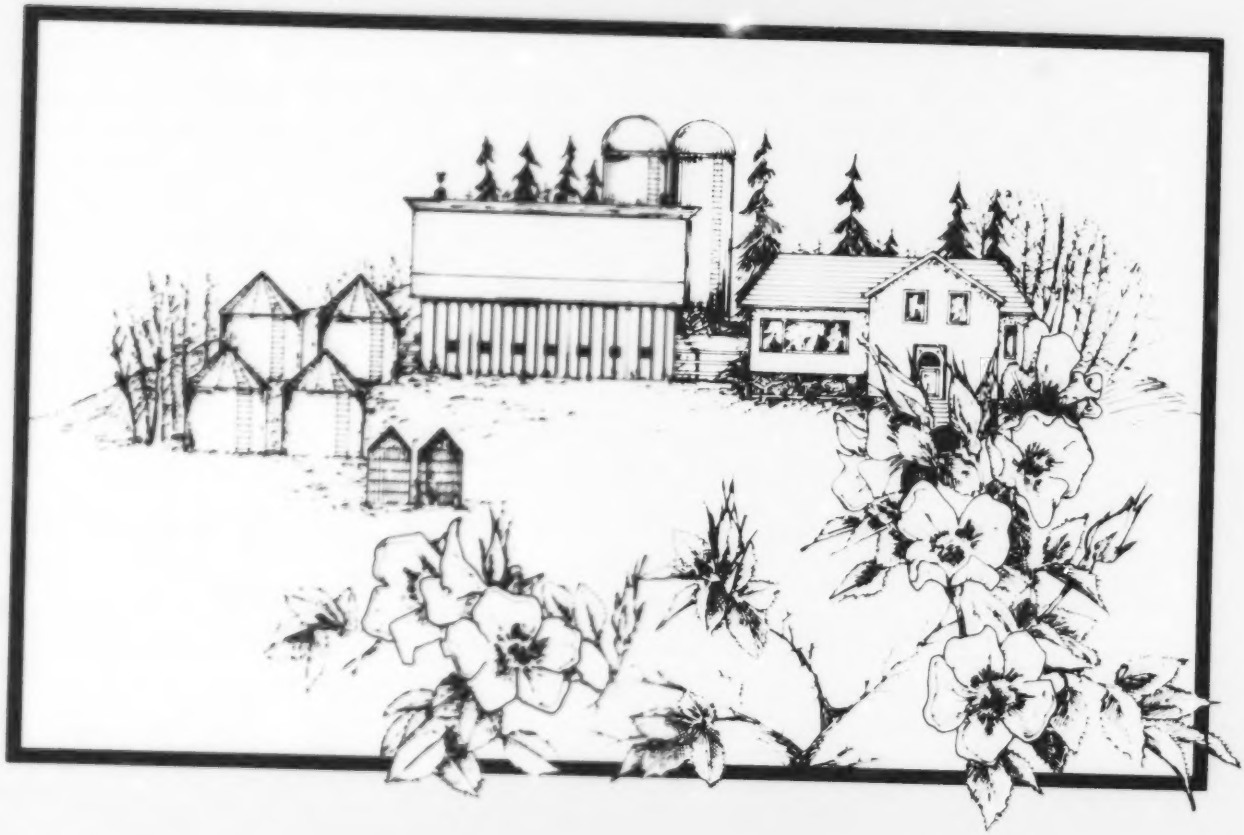
AGRICULTURE REAL ESTATE VALUES IN ALBERTA



1989

Alberta
AGRICULTURE
Economic Services Division
Production Economics Branch

1989

AGRICULTURE REAL ESTATE VALUES IN ALBERTA

ALBERTA AGRICULTURE
ECONOMIC SERVICES DIVISION
PRODUCTION ECONOMICS BRANCH

APRIL 1990

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FOREWORD

This publication provides information on agricultural real estate values and transactions in rural Alberta for the year 1989.

The trend and situations discussed are not intended for use as bench marks for individual transactions. Prospective buyers and sellers should therefore be cautious in applying these numbers to their particular situation. The real estate values presented in the report are the consideration value registered by buyers and sellers in the Land Titles offices from January 1 through December 31, 1989. Because the consideration value includes both land and buildings on the property, the value of land alone cannot be isolated from the real estate value.

The 1989 average real estate value increased over that reported in 1988 by 12.1 per cent, reversing a six year decline in farm real estate values. Total acreage transferred increased by 6.0 per cent over 1988. The increase in land transfers occurred in the first half of the year, with acres transferred actually declining in the last half of the year when compared to 1988. With the declining sales, it may be a bit too early to be sure that farm real estate values are on the increase.

Readers requiring further information or clarification should contact the Production Economics Branch at 427-2396.

Carlyle Ross, Branch Head
Production Economics Branch
Alberta Agriculture

ACKNOWLEDGEMENTS

I would like to thank Carlyle Ross for reviewing this report, and Shelley James for typing.

ELWIN G. SMITH

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SECTION I

DATA COLLECTION AND ANALYTICAL PROCEDURES

The Assessment Operations Branch, Department of Municipal Affairs, collects all title transactions whether it be a sale, an easement, a mortgage, a name change, or any other transaction. This information is obtained from the land title documents supplied by the Alberta Land Titles offices. The title information is entered into a computer data base by the Tax Recovery Branch. The title contains the location, parcel size, transfer data, Canada Land Inventory (C.L.I.) class, consideration value if sold, and ownership category.

The C.L.I. class is a rating which indicates the agriculture capability of the land. The C.L.I. class for each parcel is determined as the dominant C.L.I. class for the parcel (usually a quarter section). The C.L.I. allows average real estate values of similar productive capability to be compared. The C.L.I. class definitions are as follows:[1]

Class

1 Soils with no significant limitations in use for crops.

2 Soils with moderate limitations that restrict the range of crops or require moderate conservation practices.

3 Soils with moderately severe limitations that restrict the range of crops or require special conservation practices.

4 Soils with severe limitations that restrict the range of crops or require special conservation practices in both.

5 Soils that are unsuitable for annual cultivation. These soils could be improved for the production of perennial forages and pasture.

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[1] L.K. Brocke, "Soil Capability for Agriculture in Alberta", Alberta Environment, May, 1977.

6 Soils that have some natural grazing potential and improvement practices are not feasible.

7 Soils that have no capability for arable culture or permanent pasture.

8 Organic soils that are frequently found in the wooded regions of the province.

9 Unclassified due to a lack of C.L.I. maps of the area at a 1: 250,000 scale or lower.

The information on the land title is not adequate to distinguish agricultural and nonagricultural real estate, the portion of the sale price attributable to land and to buildings, nor the amount of cultivated land. This analysis considered agricultural real estate to include parcels with greater than 60 acres (24 hectares) and a consideration value between $5 and $1,500 per acre ($12 and $3,705 per hectare) on the date of registration. All other land sales were defined as nonagricultural. The values reported are for the real estate, land plus buildings, because the two cannot be separated from the available land title information.

The information in this report has been compiled on a provincial and municipal basis (County, Municipal District, Improvement District, or Special Area). If there were fewer than three sale transactions for a specific category, sale values were not recorded in the report.

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

The total number of agricultural acres transferred in 1989 increased to 1,130,424, a 6 per cent increase over 1988. Agricultural acres transferred has been increasing yearly since 1985 when 820,301 were transferred. The average value of agricultural real estate transferred in 1989 increased 12.1 per cent over 1988 values to $391.74 per acre. This represents the first year-to-year increase in average values since 1982. The average provincial real estate value was nearly as high as the 1985 value. The total value of agricultural real estate transferred increased in 1989 by 18.8 per cent to 442.8 million dollars.

Volume of Agricultural Real Estate Transferred in 1989

There were 1.13 million agricultural acres transferred in 1989. This represented an increase of 63,587 acres over the 1.066 million acres transferred in 1988.

Provincial transfers by C.L.I. class are in Table 1 for 1988 and 1989. The largest percentage increases from 1988 to 1989 were for C.L.I. class 1 (29.6%) and class 5 (11.8%). The largest acreage increase was for class 2, from 235,502 to 255,814. There was a decline in the class 6 and other (class 7 and 9, and organic) C.L.I. classes of 3,833 and 213 acres respectively.

The distribution of C.L.I. classes transferred remained relatively constant from 1988 to 1989. There was a small increase in the percentage of class 1 land and a small decrease in the percentage of class 6 land transferred. Classes 2, 3 and 4 comprise 77.0 per cent of all agricultural land transferred in 1989, a decline from 77.8 per cent in 1988. The percentages of C.L.I. classes transferred will be indicative of the provincial C.L.I. distribution of agricultural land. While Table 1 has provincial figures, municipal breakouts are reported in a subsequent table (Table 12). Figure 1A illustrates the trend in

TABLE 1

AGRICULTURAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1988 and 1989

C.L.I. Class	Transferred in 1988			Transferred in 1989			
	Acres	Hectares	% of Total Land Transferred	Acres	Hectares	% of Total Land Transferred	% Change from 1988 to 1989
1	43,797	17,725	4.1	56,773	22,976	5.0	29.6
2	235,502	95,308	22.1	255,814	103,528	22.6	8.6
3	320,925	129,878	30.1	330,417	133,720	29.2	3.0
4	273,397	110,644	25.6	284,378	115,088	25.2	4.0
5	117,220	47,439	11.0	131,092	53,053	11.6	11.8
6	58,244	23,571	5.5	54,411	22,020	4.8	-6.6
Other*	17,752	7,184	1.7	17,539	7,098	1.6	-1.2
Total Province	1,066,837	431,749	100.0	1,130,424	457,483	100.0	6.0

* Other includes C.L.I. 7, C.L.I. 9, Organic and parcels that could not be assigned a C.L.I. class because of a lack of a suitable C.L.I. map.

Figure 1A: Acres Transferred by C.L.I. and Year
Agricultural Real Estate 1989

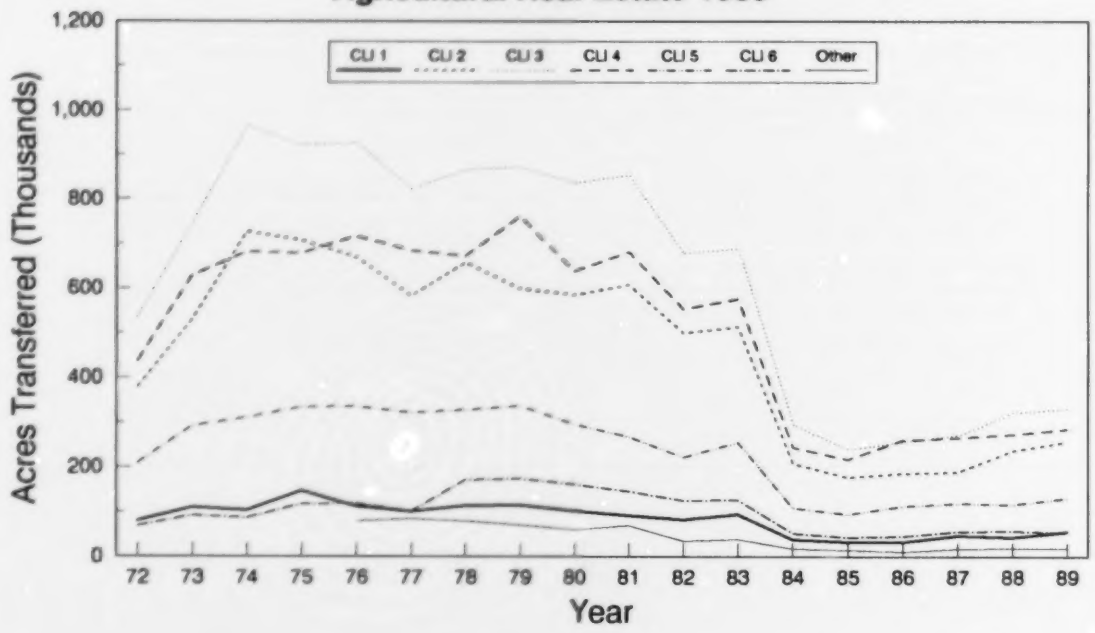
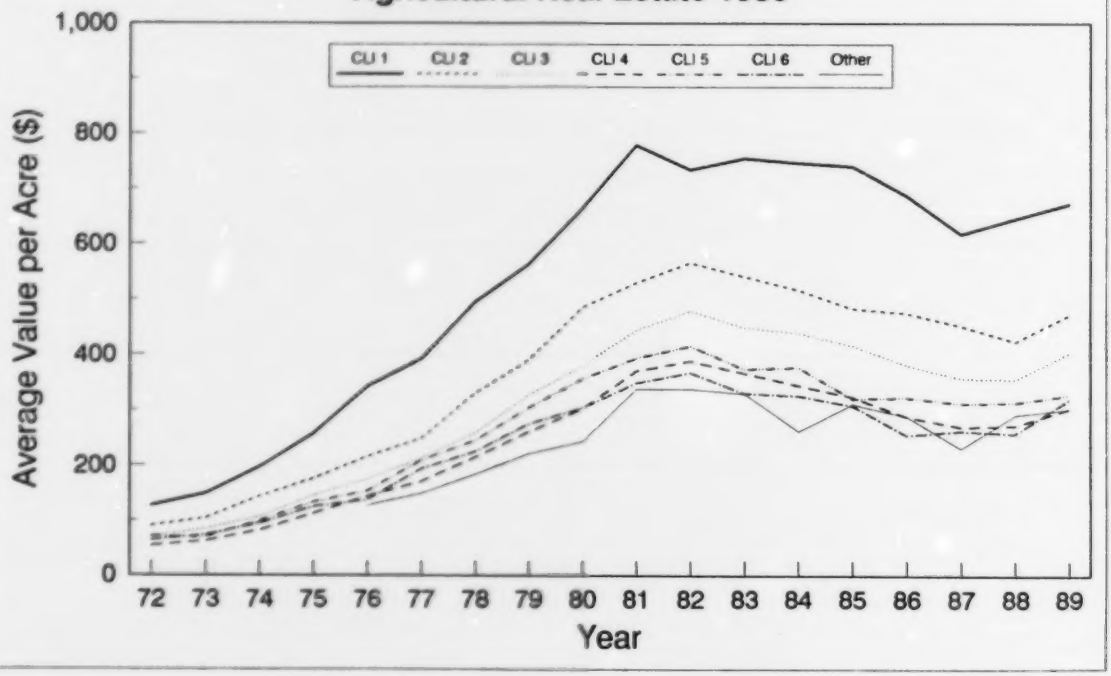


Figure 1B: Average Value by C.L.I. and Year
Agricultural Real Estate 1989



agricultural land transactions from 1972 to 1989 by C.L.I. class. All classes follow a similar trend.

Land transferred by C.L.I. class and month is reported in Table 2 (Table 3 for hectares). The largest number of acres transferred was in May, followed by April and June. The period of April to June records the highest acreage transfer because these are sales that were made prior to the cropping season. The next busiest period is January to March, reflecting sales made after harvest and into early winter. The July to December period has the lowest transfer of acres and represents sales made during the cropping season. The monthly transfer of land are illustrated in Figure 2A for 1988 and 1989. Sales in 1989 were higher than in 1988, with the majority of the increase in the first half of the year. Sales in September, November and December of 1989 were lower than for 1988.

Values of Agricultural Real Estate Transferred in 1989

The average value of agricultural real estate on a per area basis increased by 12.08 per cent from 1988 to 1989. The average value per acre increased from $349.52 in 1988 to $391.74 in 1989. Table 4 shows the average real estate value by C.L.I. class in 1988 and 1989, as well as the per cent change from 1988 to 1989. Class 6 land increased most in value (24.3%) and classes 2, 3 and 4 increased 11 to 13 per cent. Figure 1B illustrates average real estate values by C.L.I. class from 1972 to 1989. For most of the C.L.I. classes, the average per acre value increase experienced in 1989 was the first since 1982.

Average real estate values by C.L.I. class and month are in Table 5 (Table 6 contains values in $ per hectare). Land values are highest for C.L.I. class 1 land and generally decline with higher C.L.I. classes. The monthly average value across all C.L.I. classes is a weighted average where the weights are the acres of land in each class. The average monthly values for 1989 are compared with 1988 in Table 7 and are illustrated in Figure 2B. The average monthly value increase from

TABLE 2

ACRES TRANSFERRED BY C.L.I. CLASS BY MONTH

1989

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	7,084	26,939	25,656	26,061	13,211	4,411	1,924	105,286
February	5,389	20,282	32,663	19,398	14,781	5,500	800	98,813
March	4,601	23,367	33,640	25,860	8,416	3,819	2,212	101,915
April	7,212	32,037	40,142	34,480	12,744	3,090	890	130,595
May	7,143	34,975	52,907	33,376	17,565	8,884	2,380	157,230
June	5,393	30,303	37,073	32,031	15,452	5,923	731	126,906
July	5,064	20,728	23,189	22,000	11,027	2,896	1,346	86,250
August	2,419	13,800	18,651	22,282	8,912	3,734	942	70,740
September	2,319	9,008	12,740	14,803	5,690	3,398	1,734	49,692
October	2,765	14,162	17,920	23,240	10,556	4,299	1,710	74,652
November	3,665	14,591	20,757	18,864	6,727	4,558	906	70,068
December	3,719	15,622	15,079	11,983	6,011	3,899	1,964	58,277
TOTAL	56,773	255,814	330,417	284,378	131,092	54,411	17,539	1,130,424

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. CLASS BY MONTH

1989

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Total**
January	2,867	10,902	10,383	10,547	5,346	1,785	779	42,609
February	2,181	8,208	13,219	7,850	5,982	2,226	324	39,990
March	1,862	9,457	13,614	10,466	3,406	1,546	895	41,245
April	2,919	12,965	16,245	13,954	5,157	1,251	360	52,852
May	2,891	14,154	21,411	13,507	7,109	3,595	963	63,631
June	2,183	12,264	15,003	12,963	6,253	2,397	296	51,359
July	2,049	8,389	9,385	8,903	4,463	1,172	545	34,905
August	979	5,585	7,548	9,018	3,607	1,511	381	28,628
September	938	3,646	5,156	5,991	2,303	1,375	702	20,110
October	1,119	5,731	7,252	9,405	4,272	1,740	692	30,212
November	1,483	5,905	8,400	7,634	2,722	1,845	367	28,357
December	1,505	6,322	6,102	4,850	2,433	1,578	795	23,585
TOTAL	22,976	103,528	133,720	115,088	53,053	22,020	7,098	457,483

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Totals may vary due to rounding.

Figure 2A: Acres Transferred by Month
Agricultural Real Estate 1988 and 1989

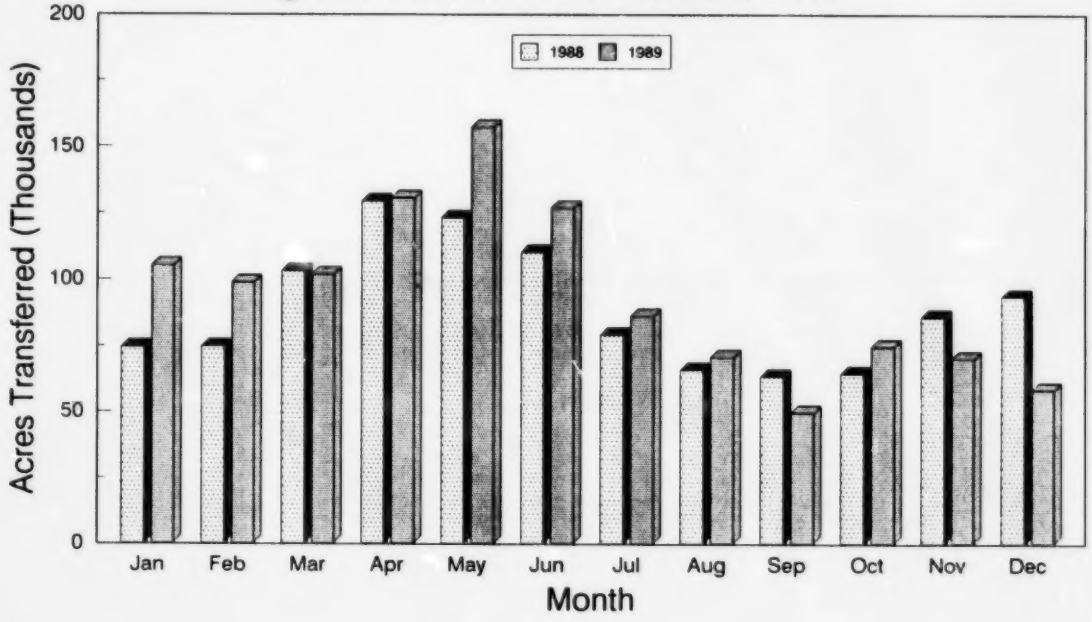


Figure 2B: Average Value per Acre by Month
Agricultural Real Estate 1988 and 1989

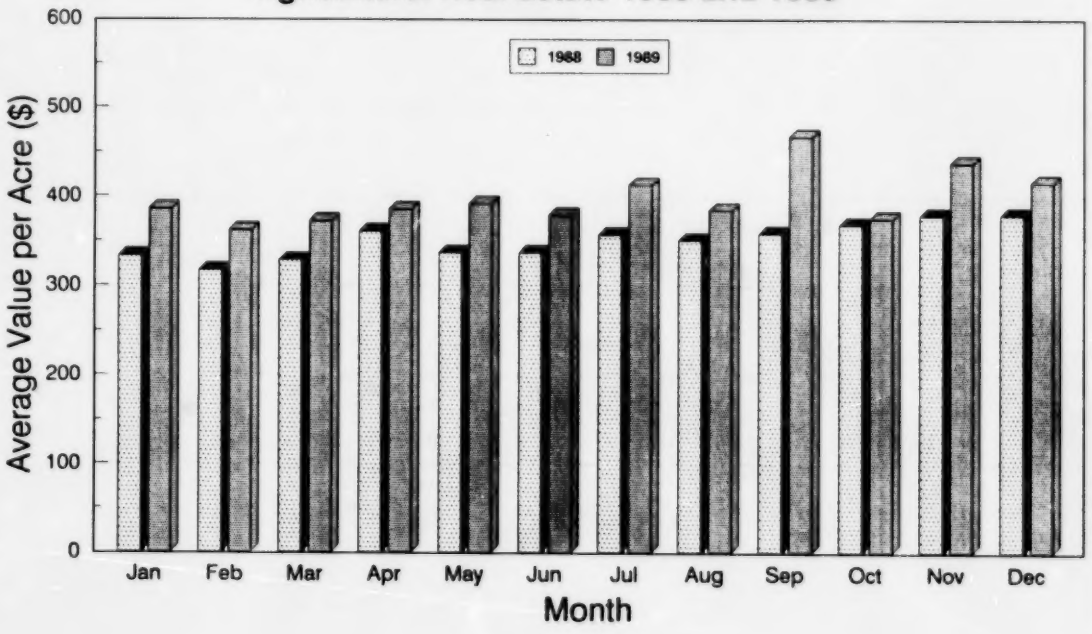


TABLE 4

VALUE OF AGRICULTRUAL REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1988 and 1989

C.L.I. Class	Average Value per Acre ($)		Average Value per Hectare ($)		% Change
	1988	1989	1988	1989	1988 to 1989
1	646.13	672.86	1596.57	1662.62	4.14
2	423.50	471.51	1046.45	1165.09	11.34
3	355.11	402.18	877.46	993.76	13.25
4	271.08	301.17	669.83	744.17	11.10
5	312.98	326.90	773.36	807.76	4.45
6	256.53	318.84	633.88	787.84	24.29
Other*	289.93	301.01	716.40	743.79	3.82
Total Province	349.52	391.74	863.66	967.98	12.08

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

TABLE 5

AVERAGE VALUE PER ACRE BY C.L.I. CLASS BY MONTH

1989

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Averge Value
January	721.46	456.81	389.84	278.90	307.68	298.29	275.71	385.60
February	636.52	448.05	377.08	247.93	317.59	237.21	103.77	361.55
March	535.82	458.55	405.89	272.29	251.80	349.67	250.38	371.72
April	604.15	473.00	398.79	279.43	305.98	307.22	330.08	385.13
May	656.56	458.21	404.76	322.48	320.70	259.18	293.66	391.32
June	619.78	446.52	371.46	308.37	331.41	356.71	386.83	378.54
July	708.27	491.64	389.12	336.29	356.89	306.89	411.49	412.49
August	827.88	473.76	423.37	291.93	285.68	373.26	304.02	384.05
September	754.40	552.34	464.61	370.92	421.07	544.21	470.26	466.78
October	724.10	468.07	419.55	288.58	310.72	305.56	293.62	374.42
November	690.45	497.63	446.02	348.03	474.82	319.23	425.55	437.42
December	788.73	525.32	404.81	299.17	327.87	289.17	149.36	415.61
TOTAL	672.86	471.51	402.18	301.17	326.90	318.84	301.01	391.74

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 6
AVERAGE VALUE PER HECTARE BY C.L.I. CLASS BY MONTH
1989

Month	C.L.I. Class 1	2	3	4	5	6	Other*	Averge Value
January	1782.70	1128.76	963.28	689.15	760.27	737.06	681.27	952.80
February	1572.82	1107.12	931.75	612.63	784.75	586.14	256.41	893.37
March	1323.99	1133.06	1002.94	672.82	622.19	864.02	618.68	918.52
April	1492.83	1168.77	985.40	690.46	756.07	759.13	815.62	951.64
May	1622.34	1132.22	1000.15	796.84	792.44	640.43	725.62	966.95
June	1531.46	1103.34	917.87	761.97	818.90	881.42	955.84	935.35
July	1750.11	1214.83	961.50	830.96	881.86	758.31	1016.78	1019.24
August	2045.66	1170.64	1046.13	721.35	705.91	922.31	751.22	948.97
September	1864.10	1364.81	1148.04	916.53	1040.45	1344.72	1162.00	1153.40
October	1789.23	1156.59	1036.69	713.07	767.78	755.03	725.53	925.19
November	1706.08	1229.63	1102.10	859.97	1173.26	788.81	1051.52	1080.86
December	1948.93	1298.05	1000.27	739.24	810.16	714.53	369.06	1026.96
TOTAL	1662.62	1165.09	993.76	744.17	807.76	787.84	743.79	967.98

* Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

** Weighted Averages

TABLE 7

AGRICULTURAL MONTHLY REAL ESTATE SUMMARY

1988 and 1989

	1988		1989		% Change in Acres Transferred 1988 to 1989	% Change in Average Value 1988 to 1989
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
January	74,486	333.48	105,286	385.60	41.4	15.6
February	74,651	317.11	98,813	361.55	32.4	14.0
March	103,118	328.43	101,915	371.72	-1.2	13.2
April	129,447	360.51	130,595	385.13	0.9	6.8
May	123,071	336.18	157,230	391.32	27.8	16.4
June	110,160	336.62	126,906	378.54	15.2	12.5
July	79,096	356.52	86,250	412.49	9.0	15.7
August	65,867	350.46	70,740	384.05	7.4	9.6
September	63,288	357.88	49,692	466.78	-21.5	30.4
October	64,359	367.81	74,652	374.42	16.0	1.8
November	85,780	377.66	70,068	437.42	-18.3	15.8
December	93,514	378.35	58,277	415.61	-37.7	9.8
Province	1,066,837	349.52	1,130,424	391.74	6.0	12.1

1988 to 1989 ranged from 1.8 per cent in October to 30.4 per cent in September.

The total value of agricultural real estate transfers in 1988 and 1989 are reported in Table 8. The total value increased by 18.8 per cent in 1989 to 442.8 million dollars. The total value of C.L.I. class 1 land increased by 35 per cent, reflecting higher values and acres transferred.

Nonagricultural Real Estate

As previously stated, agricultural transfers were defined as parcels greater than 60 acres (24 hectares) and with a value between $5 and $1,500 per acre ($12 and $3,705 per hectare). Nonagricultural transfers were those that did not satisfy the criteria for agricultural transfers. Table 9 contains a comparison of agricultural and nonagricultural real estate transfers. The total value of nonagricultural transfers was 93.4 per cent of agriculture, but the total land area was 7.5 per cent. Nonagricultural real estate was higher priced per acre (hectare) than agricultural, $4,888 per acre versus $392 per acre.

TABLE 8

TOTAL VALUE OF REAL ESTATE TRANSFERRED BY C.L.I. CLASS

1988 and 1989

C.L.I. Class	1988 Acres	1988 Value ($/acre)	1988 Value ($) of Transfers	1989 Acres	1989 Value ($/acre)	1989 Value ($) of Transfers	% Change Total Value of Land Transferred 1988 to 1989
1	43,797	646.13	28,298,612	56,773	672.86	38,200,445	35.0
2	235,502	423.50	99,734,486	255,814	471.51	120,618,940	20.9
3	320,925	355.11	113,962,711	330,417	402.18	132,885,653	16.6
4	273,397	271.08	74,112,537	284,378	301.17	85,645,101	15.6
5	117,220	312.98	36,687,383	131,092	326.90	42,853,855	16.8
6	58,244	256.53	14,941,375	54,411	318.84	17,348,319	16.1
Other	17,752	289.93	5,146,813	17,539	301.01	5,279,442	2.6
Province	1,066,837	349.52	372,883,916	1,130,424	391.74	442,831,755	18.8

TABLE 9
AGRICULTURAL* AND NON-AGRICULTURAL** REAL ESTATE COMPARISON
1989

	Agricultural Real Estate	Non-Agricultural Real Estate (within rural areas)
Total value of land transferred ($)	442,831,730	413,680,660
Total area transferred (acres)	1,130,424	84,635
(hectares)	457,483	34,251
Average value ($/acre)	391.74	4,887.82
($/hectare)	967.98	12,077.80

* Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3700 per hectare).

** All other real estate transactions.

SECTION III

SUMMARY

The 1989 agricultural real estate situation has been reviewed and reported on a provincial, C.L.I. class, and monthly basis. Trends in acres transferred and average values have been presented as well as comparisons between 1988 and 1989. These comparisons are at a provincial level. Municipality data are presented in Appendix B and quarterly and regional data are presented in Appendix C.

The number of agricultural acres transferred in 1989 increased by 6.0 per cent over 8 and the average value of real estate increased by 12.1 per cent. The moderate increase in the number of acres transferred continued the slight upward trend after bottoming out at 820,301 acres in 1985. The increase in average value was the first increase in average real estate values since 1982. While the average value increased, it is still below the average values from 1980 to 1985. Appendix D contains some detailed yearly comparisons. The number of sales transactions increased by 5.3 per cent in 1989 over 1988 (details in Appendix E).

The increase in average real estate values in 1989 must be tempered by the decreased activity in the last four months of the year. Sales in September, November and December were respectively 21.5%, 18.3% and 37.7% less than in 1988. Whether this is short-term or the start of a trend, will require transaction data from 1990 to confirm.

APPENDIX A
REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is influenced by its proximity to urban centres. The demand for county residential living, industrial, commercial or other nonagricultural land uses exerts on upward pressure on the value of real estate near the urban centre.

Information provided in Tables 10 and 11 include only those transfers in the urban peripheries of Edmonton and Calgary.

The Edmonton periphery is inclusive of Townships 49 to 56 of Range 20, West of the Fourth Meridian to Townships 49 to 56 of Range 2, West of the Fifth Meridian. The Calgary periphery is inclusive of Townships 20 to 27 of Range 26, West of the Fourth Meridian to Townships 20 to 27 of Range 5, West of the Fifth Meridian. Transfers described in these tables did not include transfers with a Lot-Block-Plan designation.

In both Edmonton and Calgary, small parcels received a higher price on a per acre basis. Many of the smaller parcels were closer to the city and would have a high valued nonagricultural use. The overall average value of periphery land around Calgary was 38.5 per cent higher than that around Edmonton ($1,667 in Calgary and $1,203 in Edmonton). The total number of acres transferred in Calgary was higher than in Edmonton by 8.3 per cent (39,184 in Calgary and 36,182 in Edmonton).

TABLE 10
TRANSFER VALUES IN THE CALGARY PERIPHERY
1989

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	38	34,603
5+ - 35	1,269	8,685
35+ - 70	1,484	3,509
70+ - 90	2,141	4,011
90+ - 150	5,779	1,594
150+ - 170	19,884	1,184
170+	8,590	754
Total	39,184	1,667

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	15	85,504
2+ - 14	514	21,460
14+ - 28	601	8,671
28+ - 36	866	9,911
36+ - 61	2,339	3,939
61+ - 69	8,047	2,926
69+	3,476	1,863
Total	15,858	4,119

TABLE 11

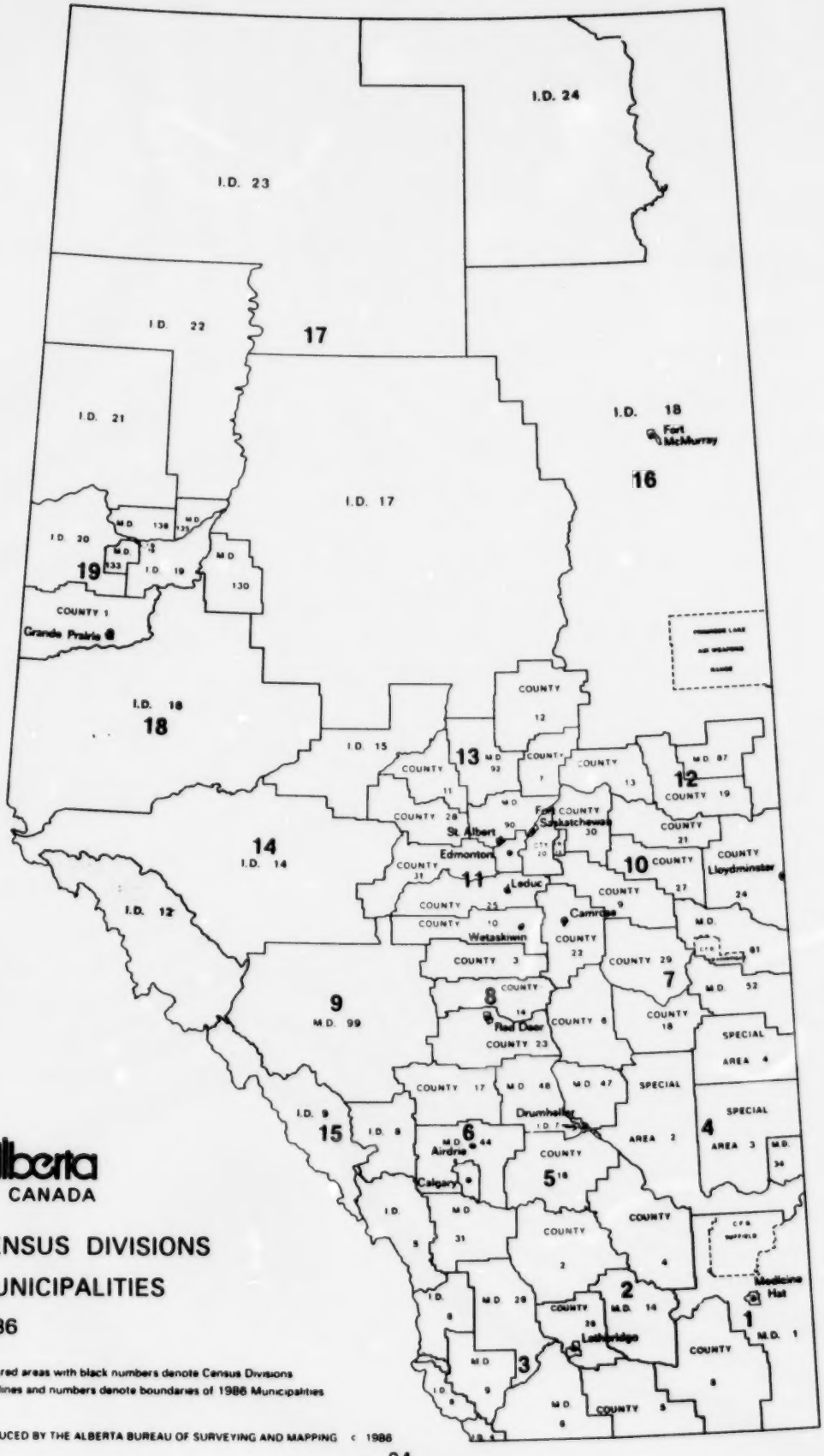
TRANSFER VALUES IN THE EDMONTON PERIPHERY

1989

Size Class (Acres)	Total Transferred (Acres)	Average Value ($/Acre)
0+ - 5	155	25,936
5+ - 35	607	5,796
35+ - 70	1,960	2,045
70+ - 90	5,458	1,543
90+ - 150	6,382	741
150+ - 170	18,255	908
170+	3,364	669
Total and Average	36,182	1,203

Size Class (Hectares)	Total Transferred (Hectares)	Average Value ($/Hectare)
0+ - 2	63	64,088
2+ - 14	246	14,322
14+ - 28	793	5,053
14+ - 36	2,209	3,813
36+ - 61	2,583	1,831
61+ - 69	7,388	2,244
69+	1,361	1,653
Total and Average	14,643	2,973

APPENDIX B
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS



Alberta
CANADA

CENSUS DIVISIONS
MUNICIPALITIES
1986

Coloured areas with black numbers denote Census Divisions
Solid lines and numbers denote boundaries of 1986 Municipalities

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TABLE 12
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 1	Acres	0	12,548	9,159	4,952	2,328	441	706	30,134
Grande Prairie	Avg. Value	n/a	499.25	326.51	277.75	171.45	181.28	286.03	375.37
County 2	Acres	480	5,543	10,733	6,129	478	0	0	23,363
Vulcan	Avg. Value	n/a	441.77	401.32	292.23	278.33	n/a	n/a	380.76
County 3	Acres	792	5,480	4,866	2,281	2,497	1,546	0	17,462
Ponoka	Avg. Value	787.86	664.02	519.22	484.99	398.16	292.64	n/a	535.00
County 4	Acres	1,589	3,384	3,876	1,503	3,540	108	120	14,120
Newell	Avg. Value	762.05	608.14	478.72	398.42	315.77	n/a	n/a	490.61
County 5	Acres	0	11,930	9,135	3,838	2,612	944	70	28,529
Warner	Avg. Value	n/a	381.53	350.22	272.07	255.56	244.80	n/a	341.11
County 6	Acres	0	7,119	6,007	5,240	3,308	0	0	21,674
Stettler	Avg. Value	n/a	379.66	367.27	306.85	223.94	n/a	n/a	334.86
County 7	Acres	0	1,519	4,677	3,523	559	982	0	11,260
Thorhild	Avg. Value	n/a	399.65	330.73	224.09	221.36	268.34	n/a	295.79
County 8	Acres	3,229	952	9,886	16,304	4,657	1,265	0	36,293
Forty Mile	Avg. Value	645.95	565.49	349.25	262.76	141.13	91.31	n/a	306.77
County 9	Acres	0	12,708	7,369	4,194	477	160	0	24,908
Beaver	Avg. Value	n/a	361.58	270.36	249.69	140.81	n/a	n/a	312.65
County 10	Acres	3,117	3,941	3,967	4,518	1,374	1,258	155	18,330
Wetaskiwin	Avg. Value	645.69	605.13	451.85	389.80	400.53	312.49	n/a	492.88

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 11 Barrhead	Acres	0	2,922	3,261	6,437	150	1,747	0	14,517
	Avg. Value	n/a	638.02	434.69	381.78	n/a	288.49	n/a	433.10
County 12 Athabasca	Acres	0	1,197	6,302	11,425	1,887	2,791	129	23,731
	Avg. Value	n/a	286.05	312.00	272.68	125.99	313.72	n/a	276.36
County 13 Smoky Lake	Acres	70	2,694	2,241	4,032	1,078	835	0	10,950
	Avg. Value	n/a	400.53	283.07	216.86	112.76	203.38	n/a	265.04
County 14 Lacombe	Acres	160	8,953	5,852	2,555	3,015	738	0	21,273
	Avg. Value	n/a	615.93	626.69	724.85	416.44	587.20	n/a	609.35
County 16 Wheatland	Acres	709	6,605	11,791	10,132	319	444	569	30,569
	Avg. Value	667.58	547.37	475.84	430.15	n/a	497.12	n/a	471.24
County 17 Mountain View	Acres	9,888	3,798	6,857	940	7,663	378	154	29,678
	Avg. Value	677.77	615.31	731.10	689.30	659.07	552.77	367.87	674.44
County 18 Paintearth	Acres	0	0	7,624	3,449	1,116	315	0	12,504
	Avg. Value	n/a	n/a	291.89	197.59	205.55	151.92	n/a	254.65
County 19 St. Paul	Acres	0	2,533	7,381	3,394	3,233	480	92	17,113
	Avg. Value	n/a	352.42	347.17	242.32	185.31	197.66	n/a	291.10
County 20 Strathcona	Acres	1,704	1,462	307	636	467	161	149	4,886
	Avg. Value	719.47	675.36	767.06	704.01	666.32	n/a	n/a	694.55
County 21 Two Hills	Acres	598	3,224	6,183	2,186	842	178	0	13,211
	Avg. Value	243.69	364.55	293.48	235.65	110.00	n/a	n/a	286.76

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
County 22 Camrose	Acres	560	16,528	4,746	933	629	318	297	24,011
	Avg. Value	553.86	451.81	466.64	484.16	349.98	436.63	618.88	457.58
County 23 Red Deer	Acres	614	8,582	8,391	4,843	3,071	1,156	292	26,949
	Avg. Value	899.75	684.20	632.98	491.21	444.34	345.66	482.41	594.44
County 24 Vermilion River	Acres	0	7,549	12,719	5,058	2,045	798	0	28,169
	Avg. Value	n/a	448.40	402.12	364.48	408.76	102.42	n/a	399.76
County 25 Leduc	Acres	2,776	1,997	4,609	2,593	1,478	858	0	14,311
	Avg. Value	807.98	616.40	438.14	738.91	213.74	537.02	n/a	572.00
County 26 Lethbridge	Acres	2,422	7,936	7,112	865	79	312	159	18,885
	Avg. Value	933.45	765.10	648.55	462.03	n/a	283.62	n/a	722.44
County 27 Minburn	Acres	318	3,755	6,811	1,977	157	553	0	13,571
	Avg. Value	393.00	406.23	379.01	236.14	n/a	245.72	n/a	358.66
County 28 Lac Ste. Anne	Acres	0	1,681	7,099	5,841	1,577	937	496	17,631
	Avg. Value	n/a	440.83	381.22	383.17	343.83	131.14	428.78	372.25
County 29 Flagstaff	Acres	288	12,830	8,135	480	346	1,541	0	23,620
	Avg. Value	270.43	458.88	348.66	408.00	543.46	196.73	n/a	401.72
County 30 Lamont	Acres	2,735	5,953	2,941	911	1,110	614	0	14,264
	Avg. Value	521.66	489.58	339.28	350.11	342.72	342.35	n/a	438.07
County 31 Parkland	Acres	948	1,934	2,814	3,577	2,219	1,561	0	13,053
	Avg. Value	794.20	691.00	463.41	505.05	538.86	415.23	n/a	539.63

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M. D. 1 Cypress	Acres	988	1,626	1,745	22,557	7,630	1,573	0	36,119
	Avg. Value	758.88	442.85	752.45	165.36	93.25	190.03	n/a	208.29
M. D. 6 Cardston	Acres	0	6,382	4,692	4,834	2,144	1,030	0	19,082
	Avg. Value	n/a	476.15	487.93	392.00	288.53	264.89	n/a	425.25
M. D. 8 Big Horn	Acres	0	0	0	0	801	1,770	1,816	4,387
	Avg. Value	n/a	n/a	n/a	n/a	574.11	864.95	557.63	684.63
M. D. 9 Pincher Creek	Acres	0	6,636	3,838	1,532	4,449	2,107	300	18,862
	Avg. Value	n/a	394.05	469.67	337.80	357.89	371.91	n/a	398.37
M. D. 14 Taber	Acres	2,821	1,962	9,463	5,685	2,390	578	0	22,899
	Avg. Value	712.56	507.54	495.98	396.22	428.65	307.74	n/a	487.11
M. D. 26 Willow Creek	Acres	0	11,114	4,273	2,460	4,059	1,340	0	23,246
	Avg. Value	n/a	409.29	417.85	288.96	487.85	390.93	n/a	410.79
M. D. 31 Foothills	Acres	0	6,485	6,648	1,958	5,877	951	0	21,919
	Avg. Value	n/a	644.88	802.12	696.94	728.30	825.88	n/a	727.44
M. D. 34 Acadia	Acres	0	0	1,440	1,280	160	0	0	2,880
	Avg. Value	n/a	n/a	281.67	202.03	n/a	n/a	n/a	240.68
M. D. 44 Rocky View	Acres	7,170	4,944	4,862	1,638	4,149	1,942	0	24,705
	Avg. Value	675.37	759.68	887.01	628.78	811.65	665.53	n/a	752.92
M. D. 47 Starland	Acres	1,913	1,113	4,089	2,272	860	474	157	10,878
	Avg. Value	498.41	389.76	335.87	317.44	464.53	195.37	n/a	367.56

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M. D. 48 Kneehill	Acres	5,561	7,723	8,408	2,193	480	769	117	25,251
	Avg. Value	616.85	488.97	559.44	533.97	362.33	399.09	n/a	538.78
M. D. 52 Provost	Acres	0	2,026	6,977	2,739	1,947	220	0	13,909
	Avg. Value	n/a	448.04	335.48	266.36	267.74	318.15	n/a	328.51
M. D. 61 Wainwright	Acres	0	2,777	8,614	8,830	1,398	746	0	22,365
	Avg. Value	n/a	317.14	293.56	244.44	189.11	231.20	n/a	268.49
M. D. 77 Brazeau	Acres	0	587	2,347	5,268	215	444	0	8,861
	Avg. Value	n/a	382.08	274.75	395.90	605.48	129.48	n/a	354.63
M. D. 87 Bonnyville	Acres	0	0	4,896	4,778	1,855	1,069	81	12,679
	Avg. Value	n/a	n/a	339.84	316.11	224.44	227.81	n/a	303.98
M. D. 90 Sturgeon	Acres	3,260	1,474	4,533	2,123	553	572	0	12,515
	Avg. Value	721.58	568.84	472.34	608.61	491.79	588.42	n/a	577.91
M. D. 92 Westlock	Acres	2,062	2,900	5,963	5,699	797	2,213	0	19,634
	Avg. Value	559.49	557.04	395.15	442.44	348.35	230.86	n/a	429.63
M. D. 99 Clearwater	Acres	0	914	785	5,630	4,642	2,966	161	15,098
	Avg. Value	n/a	675.30	612.42	580.48	425.38	397.31	n/a	503.31
M. D. 130 Smoky River	Acres	0	4,291	5,224	1,588	481	320	157	12,061
	Avg. Value	n/a	295.49	270.46	185.16	390.42	167.50	n/a	275.78
M. D. 133 Spirit River	Acres	0	1,397	1,103	0	0	0	312	2,812
	Avg. Value	n/a	307.10	210.53	n/a	n/a	n/a	51.08	240.82

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
M. D. 135 Peace	Acres	0	1,238	1,410	100	0	0	316	3,064
	Avg. Value	n/a	305.01	321.03	n/a	n/a	n/a	268.39	310.11
M. D. 136 Fairview	Acres	0	3,489	1,385	0	0	0	545	5,419
	Avg. Value	n/a	304.62	258.06	n/a	n/a	n/a	256.41	287.87
I. D. 6	Acres	0	0	0	0	160	0	0	160
Avg. Value		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
I. D. 7 Drumheller	Acres	0	0	0	0	0	0	384	384
	Avg. Value	n/a	n/a	n/a	n/a	n/a	n/a	423.75	423.75
I. D. 8	Acres	0	0	0	0	0	0	0	0
Avg. Value		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
I. D. 14 Evansburg	Acres	0	319	1,685	7,547	3,218	2,194	0	14,963
	Avg. Value	n/a	164.94	366.62	320.02	363.04	275.02	n/a	324.62
I. D. 15 Fort Assiniboine	Acres	0	0	349	3,700	708	160	0	4,917
	Avg. Value	n/a	n/a	283.44	324.47	277.09	n/a	n/a	321.46
I. D. 16 Valleyview	Acres	0	2,287	10,323	6,927	366	639	1,113	21,655
	Avg. Value	n/a	260.19	204.13	146.41	340.91	157.87	120.24	188.22
I. D. 17 High Prairie	Acres	0	2,626	5,771	3,780	1,483	868	355	14,883
	Avg. Value	n/a	228.32	215.86	176.68	153.92	120.39	302.31	198.43
I. D. 18 Bonnyville	Acres	0	0	825	8,509	4,806	1,179	320	15,639
	Avg. Value	n/a	n/a	276.07	222.29	175.58	212.44	214.47	209.87

TABLE 12 (continued)
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. CLASS RATING
1989

Municipality		Agicultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Total
I. D. 19 Wanham	Acres	0	2,392	8,754	1,901	0	1,362	1,394	15,803
	Avg. Value	n/a	250.37	179.04	221.96	n/a	136.92	221.21	195.09
I. D. 20 Spirit River	Acres	0	4,559	3,816	2,993	961	0	3,863	16,192
	Avg. Value	n/a	205.47	199.87	137.92	97.22	n/a	211.22	186.61
I. D. 21 Worsley	Acres	0	2,016	4,557	4,994	1,231	0	1,909	14,707
	Avg. Value	n/a	164.89	193.94	173.23	206.79	n/a	179.51	182.13
I. D. 22 Manning	Acres	0	4,646	3,176	2,880	160	629	851	12,342
	Avg. Value	n/a	234.95	223.98	241.40	n/a1	125.35	242.24	228.25
I. D. 23 Fort Vermilion	Acres	0	0	2,486	7,476	2,472	479	0	12,913
	Avg. Value	n/a	n/a	285.37	171.66	265.67	222.04	n/a	213.41
Special Area 2 Hanna	Acres	0	635	318	7,910	8,416	986	0	18,265
	Avg. Value	n/a	150.66	358.76	186.87	102.78	79.10	n/a	144.04
Special Area 3 Oyen	Acres	0	0	158	10,217	4,731	0	0	15,106
	Avg. Value	n/a	n/a	n/a	143.55	122.63	n/a	n/a	138.14
Special Area 4 Consort	Acres	0	0	2,656	7,635	3,182	1,416	0	14,889
	Avg. Value	n/a	n/a	174.19	143.19	163.91	93.34	n/a	148.41

APPENDIX C
QUARTERLY, REGIONAL AND C.L.I. CLASS SUMMARIES

TABLE 13

QUARTERLY AGRICULTURAL REAL ESTATE SUMMARY

1989

Quarter		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1989	Acres	17,074	70,587	91,959	71,319	36,408	13,770	4,936	306,053
	$/Acre	644.62	454.87	391.18	268.08	298.78	287.83	236.49	373.19
Second 1989	Acres	19,788	97,235	129,642	99,765	45,761	17,898	4,001	414,091
	$/Acre	628.13	458.68	389.68	303.32	320.32	299.75	318.78	384.22
Third 1989	Acres	9,802	43,536	54,706	59,085	25,628	10.027	4,022	206,806
	$/Acre	748.70	498.53	419.55	328.24	346.38	412.02	411.67	416.10
Fourth 1989	Acres	10,150	44,375	53,756	54,087	23,294	12,756	4,580	202,999
	$/Acre	735.63	497.95	425.63	311.66	362.54	305.43	257.86	408.00
Year Average	Acres	56,773	225,814	330,417	284,378	131,092	54,411	17,539	1,130,424
	$/Acre	672.86	471.51	402.18	301.17	326.90	318.84	301.01	391.74

Figure 4A: Acres Transferred by C.L.I.
Agricultural Real Estate 1989

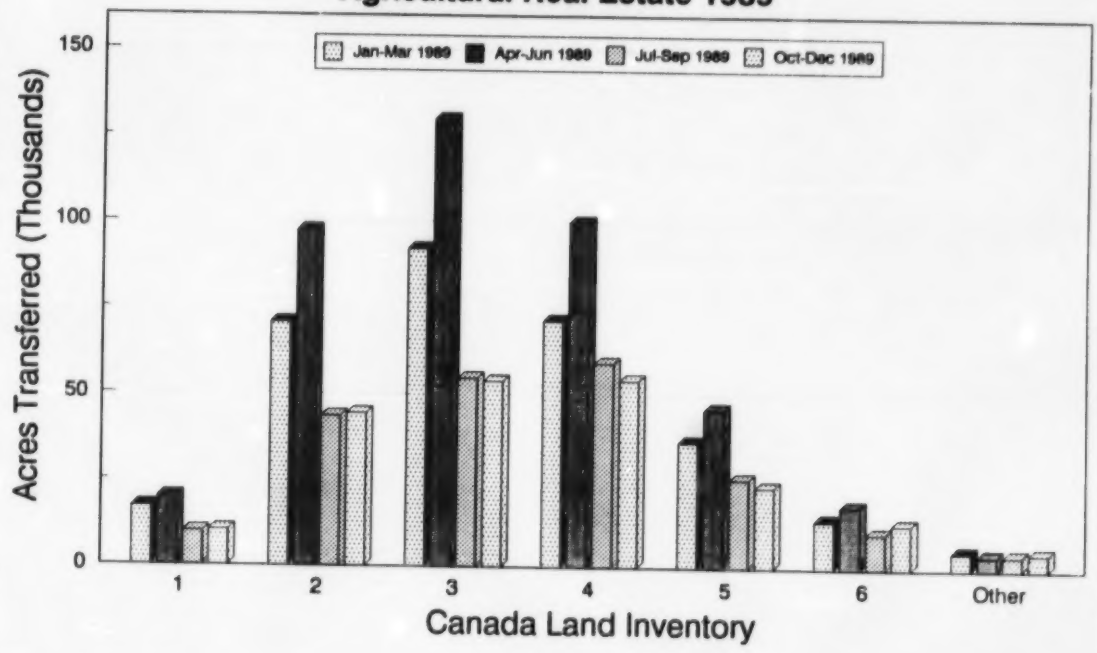


Figure 4B: Average Value per Acre by C.L.I.
Agricultural Real Estate 1989

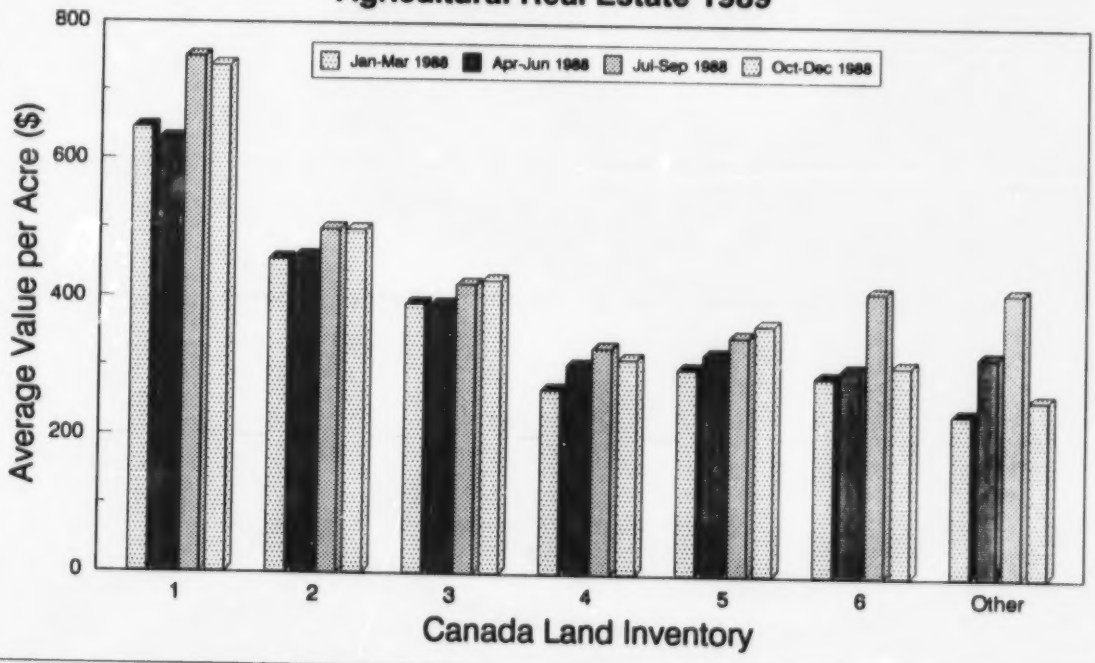


TABLE 14
AGRICULTURAL REAL ESTATE SUMMARY BY C.L.I. CLASS
1988 and 1989

Year		Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
1988	Acres Transferred	43,797	235,502	320,926	273,397	117,220	58,243	17,750	1,066,835
	Average Value ($/Acre)	646.13	423.50	355.11	271.08	312.98	256.53	289.94	349.52
1989	Acres Transferred	56,773	225,814	330,417	284,378	131,092	54,411	17,539	1,130,424
	Average Value ($/Acre)	672.86	471.51	402.18	301.17	326.90	318.84	301.01	391.74
1988 to 1989 Percentage Difference	Acres Transferred	29.6	-4.1	2.9	4.0	11.8	-6.6	-1.1	6.0
	Average Value ($/Acre)	4.1	11.3	13.3	11.1	4.4	24.3	3.8	12.1

TABLE 15
SUMMARY OF THE QUARTERLY RESULTS
1989

	Acres Transferred	% Change QRT to QRT	Average Value ($/Acre)	% Change QRT to QRT
First Quarter	306,053	30.4	373.19	14.3
Second Quarter	414,091	35.3	384.22	2.9
Third Quarter	206,806	-50.1	416.10	8.3
Fourth Quarter	202,999	-1.8	408.00	-1.9
Year End Total And Average	1,130,424		391.74	

Figure 5A: Acres Transferred by Quarter
Agricultural Real Estate 1988 and 1989

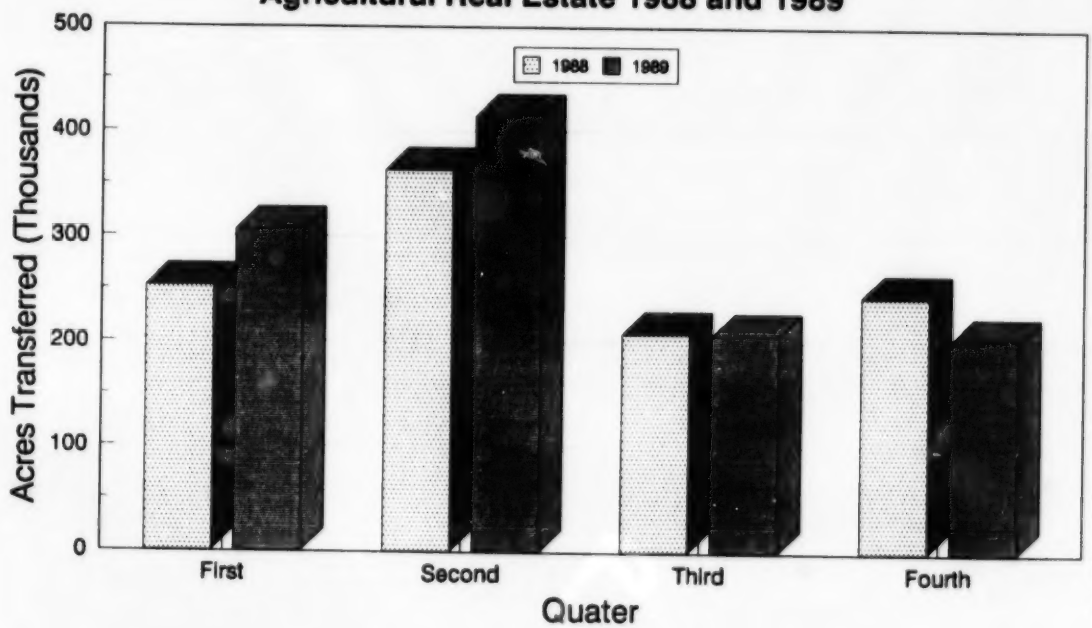


Figure 5B: Average Value per Acre by Quarter
Agricultural Real Estate 1988 and 1989

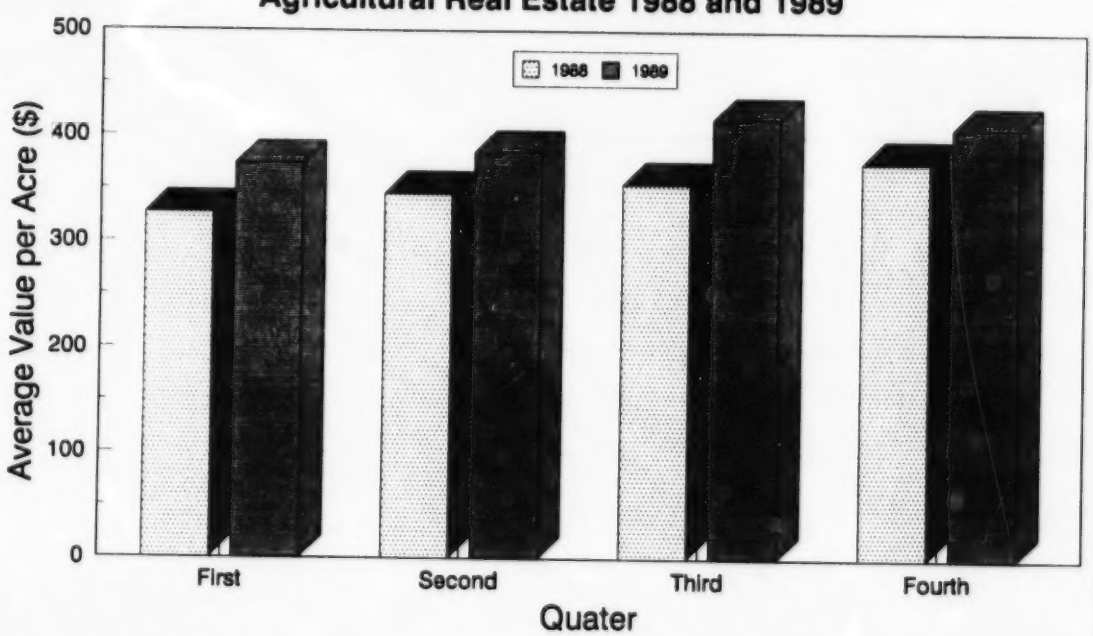


TABLE 16
AGRICULTURAL REAL ESTATE QUARTERLY SUMMARY
1988 and 1989

	1988		1989		% Change in Acres Transferred 1988 to 1989	% Change in Average Value 1988 to 1989
	Acres Transferred	Average Value ($/acre)	Acres Transferred	Average Value ($/acre)		
First Quarter	252,808	326.62	306,053	373.19	21.1	14.3
Second Quarter	362,756	345.10	414,091	384.22	14.2	11.3
Third Quarter	208,195	354.92	206,806	416.10	-0.6	17.2
Fourth Quarter	243,692	375.29	202,999	408.00	-16.7	8.7
Year End Totals and Averages	1,066,835	349.52	1,130,424	391.74	6.0	12.1

TABLE 17

AGRICULTURAL REAL ESTATE REGIONAL SUMMARY

1989

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	Acres	69,281	51,336	49,669	57,070	33,921	44,776
	$/Acre	399.60	479.37	441.15	307.27	375.31	217.58
Second Quarter	Acres	104,067	65,259	70,213	65,864	54,471	54,217
	$/Acre	375.43	489.61	430.72	326.28	440.42	227.97
Third Quarter	Acres	31,908	34,190	36,388	32,504	37,498	34,318
	$/Acre	451.47	597.02	450.58	313.72	413.49	266.26
Fourth Quarter	Acres	36,222	32,632	39,667	31,171	34,637	28,672
	$/Acre	357.92	535.78	495.38	329.88	417.82	277.99
Year End Totals and Averages	Acres	241,478	183,417	195,937	186,609	160,527	161,983
	$/Acre	423.52	517.04	445.39	318.81	415.59	242.06

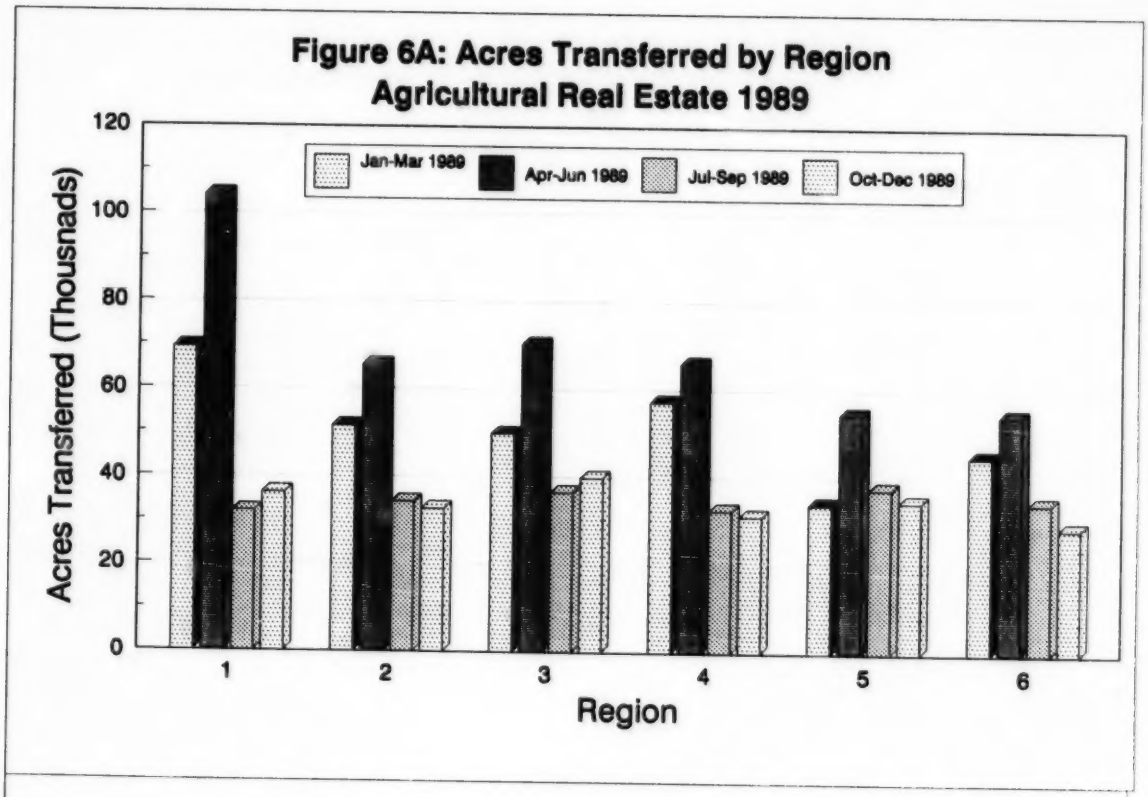


Figure 6A: Acres Transferred by Region
Agricultural Real Estate 1989
Jan-Mar 1989
Apr-Jun 1989
Jul-Sep 1989
Oct-Dec 1989
Acres Transferred (Thousnads)
120
100
80
60
40
20
0
1
2
3
4
5
6
Region

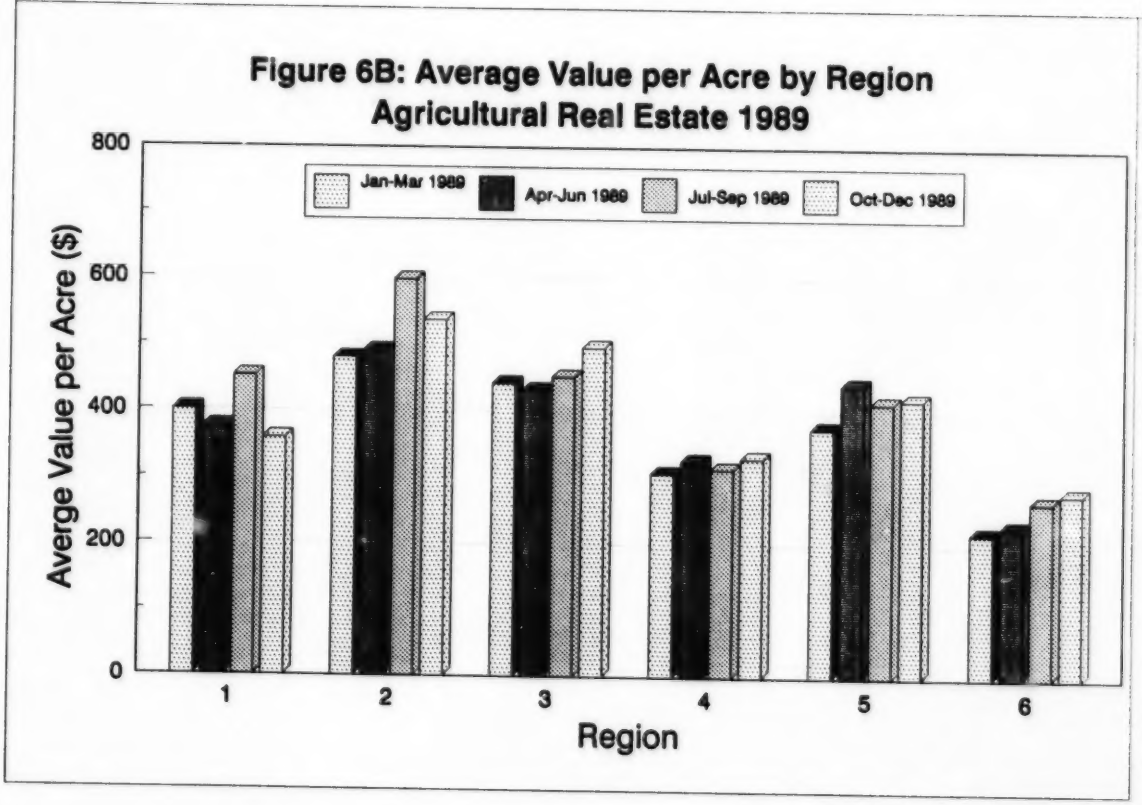


Figure 6B: Average Value per Acre by Region
Agricultural Real Estate 1989
Jan-Mar 1989
Apr-Jun 1989
Jul-Sep 1989
Oct-Dec 1989
Averge Value per Acre ($)
800
600
400
200
0
1
2
3
4
5
6
Region

Figure 7A: Acres Transferred by Region
Agricultural Real Estate 1988 and 1989

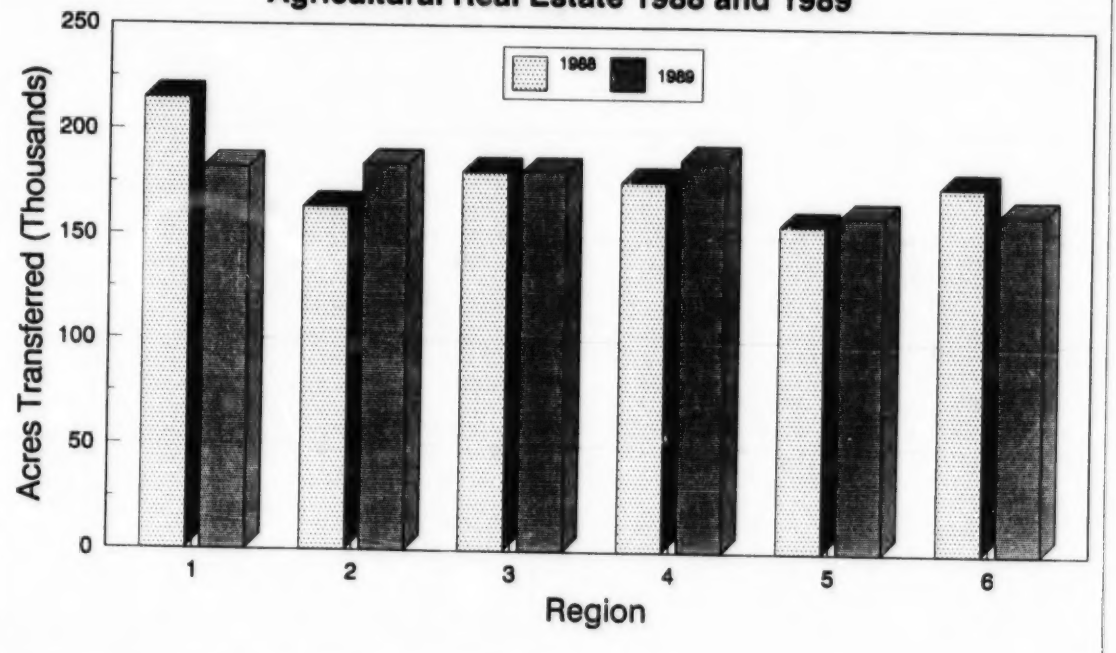
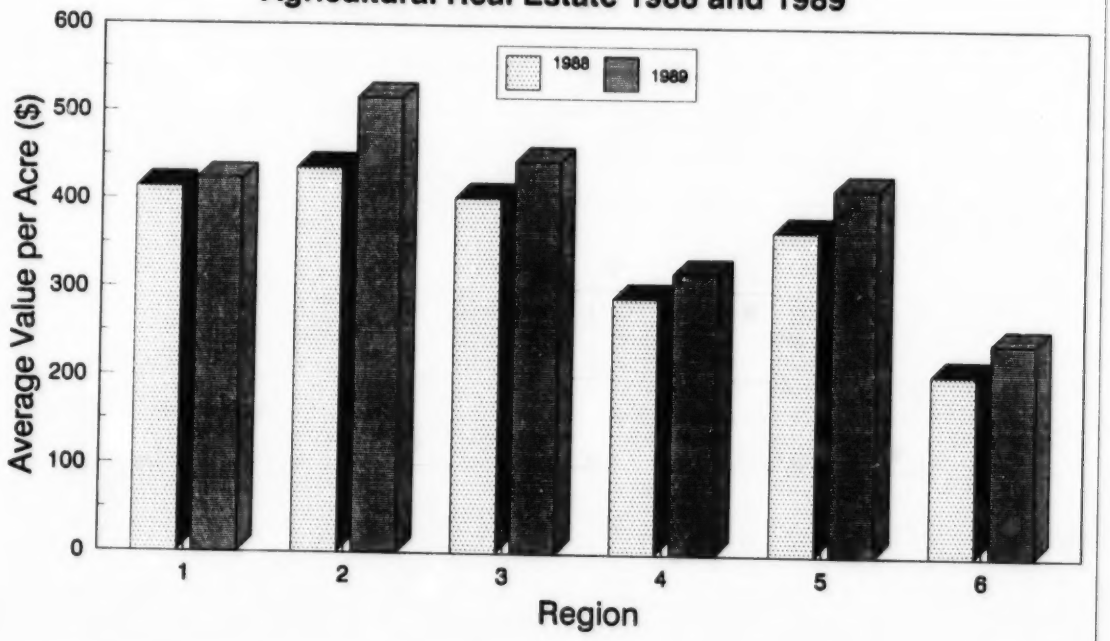


Figure 7B: Average Value per Acre by Region
Agricultural Real Estate 1988 and 1989



APPENDIX D

TOTAL VALUE OF LAND

TRANSFERRED BY C.L.I. CLASS

1985 - 1989

TABLE 18
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1985 to 1989

1985

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	33,796	4.1	740.61	25,029,656	7.6
2	176,864	21.6	483.63	85,536,736	26.0
3	240,091	29.3	416.55	100,009,906	30.4
4	216,412	26.4	323.63	70,037,416	21.3
5	94,561	11.5	320.25	30,283,160	9.2
6	43,789	5.3	307.88	13,481,757	4.1
Other	14,790	1.8	310.62	4,594,070	1.4
Total	820,301	100.0	401.04	328,973,513	100.0

1986

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	33,861	3.7	688.03	23,297,384	6.9
2	186,438	20.6	474.39	88,444,323	26.3
3	256,580	28.3	381.26	97,823,691	29.1
4	260,244	28.7	288.71	75,135,045	22.4
5	112,264	12.4	322.85	36,244,432	10.8
6	46,531	5.1	255.26	11,877,503	3.5
Other	10,667	1.2	288.08	3,072,949	0.9
Total	906,592	100.0	370.51	335,901,402	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1985 to 1989

1987

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	47,351	3.6	617.62	29,244,925	8.7
2	187,911	14.5	452.05	84,945,168	25.2
3	270,071	20.8	357.44	96,543,178	28.6
4	265,290	20.4	269.26	71,431,985	21.2
5	118,701	9.1	312.16	37,053,704	11.0
6	56,199	4.3	262.16	14,733,130	4.4
Other	16,321	1.3	229.78	3,750,239	1.1
Total	961,843	100.0	351.09	337,693,459	100.0

1988

C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	43,797	4.1	646.13	28,298,556	7.6
2	235,502	22.1	423.50	99,735,097	26.7
3	320,926	30.1	355.11	113,964,032	30.6
4	273,397	25.6	271.08	74,112,459	19.9
5	117,220	11.0	312.98	36,687,516	9.8
6	58,243	5.5	256.53	14,941,077	4.0
Other	17,750	1.7	289.94	5,146,435	1.4
Total	1,066,835	100.0	349.52	372,880,169	100.0

TABLE 18 (Continued)
TOTAL VALUE OF LAND TRANSFERRED BY C.L.I. CLASS
1985 to 1989

1989					
C.L.I. Classification	Area		Value	Total Value of Land Transferred	
	Acres	(%)	($/Acre)	($)	(%)
1	56,773	5.0	672.86	38,200,280	8.6
2	255,814	22.6	471.51	120,618,850	27.2
3	330,417	29.2	402.18	132,887,100	30.0
4	284,378	25.2	301.17	85,646,122	19.3
5	131,092	11.6	326.90	42,853,974	9.7
6	54,411	4.8	318.84	17,348,403	3.9
Other	17,539	1.6	301.01	5,279,414	1.2
Total	1,130,424	100.0	391.74	442,834,130	100.0

PERCENT DIFFERENCE
TOTAL VALUE
LAND TRANSFERRED

C.L.I. Classification	1985-1989	1986-1989	1987-1989	1988-1989
1	34.5	39.0	23.4	25.9
2	29.1	26.7	29.6	17.3
3	24.7	26.4	27.3	14.2
4	18.2	12.3	16.6	13.5
5	29.3	15.4	13.5	14.4
6	22.3	31.5	15.1	13.9
Other	13.0	41.8	29.0	2.5
Total	25.7	24.1	23.7	15.8

APPENDIX E

AGRICULTURAL SALES TRANSACTIONS

BY C.L.I. CLASS

QUARTER, MONTH, REGION AND MUNICIPALITY

TABLE 19
REAL ESTATE TRANSACTIONS BY C.L.I. CLASS
1988 and 1989

C.L.I. Class	Number of Transactions 1988	1989	% Change
1	279	352	26.2
2	1,402	1,480	5.6
3	1,843	1,927	4.6
4	1,587	1,656	4.3
5	673	730	8.5
6	349	335	-4.0
Other	110	96	-12.7
Total	6,243	6,576	5.3

TABLE 20
MONTHLY SALES TRANSACTIONS
1988 and 1989

	1988 Sales Transactions	1989 Sales Transactions	Percent Difference 1988-1989
January	428	601	40.4
February	446	554	24.2
March	578	578	0.0
April	746	748	0.3
May	720	903	25.4
June	654	708	8.3
July	469	518	10.4
August	405	431	6.4
September	394	307	28.3
October	364	439	20.6
November	504	428	-15.1
December	535	361	-32.5
Year Total	6,243	6,576	5.3

TABLE 21
QUARTERLY SALES TRANSACTIONS SUMMARY BY QURATER
1989

Quarter	Agricultural C.L.I. Class Rating 1	2	3	4	5	6	Other	Prov. Total
First 1989								
Number of Transactions	107	399	513	414	193	83	25	1,734
Second 1989								
Number of Transactions	129	550	733	565	244	110	24	2,355
Third 1989								
Number of Transactions	54	262	346	358	151	65	21	1,257
Fourth 1989								
Number of Transactions	63	268	333	318	142	78	26	1,228
Year Total								
Number of Transactions	353	1,479	1,925	1,655	730	336	96	6,574

TABLE 22
SALES TRANSACTIONS BY QUARTER BY REGION
1988 and 1989

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	1988	328	226	220	273	222	170
	1989	364	275	288	333	231	243
% Difference		11.0	21.7	30.9	22.0	4.1	42.9
Second Quarter	1988	354	300	393	405	320	348
	1989	541	351	401	397	361	304
% Difference		52.8	17.0	2.0	-2.0	12.8	12.6
Third Quarter	1988	178	151	239	208	263	229
	1989	185	188	221	202	254	207
% Difference		3.9	24.5	-7.5	-2.9	-3.4	-9.6
Fourth Quarter	1988	251	220	244	209	233	246
	1989	193	176	249	207	234	169
% Difference		-23.1	-20.0	2.0	-1.0	0.4	-31.3
Year End Totals	1988	1,111	897	1,096	1.095	1.038	993
	1989	1,283	990	1,159	1,139	1,080	923
% Difference		15.5	10.4	5.7	4.0	4.0	-7.0

TABLE 23
QUARTERLY SALES TRANSACTIONS SUMMARY
1989

	Number of Transactions	Percent Change Quarter to Quarter
First Quarter	1,734	23.6
Second Quarter	2,355	35.8
Third Quarter	1,257	-46.6
Fourth Quarter	1,228	-2.3
Year Total	6,574	

TABLE 24
SALES TRANSACTIONS QUARTERLY SUMMARY
1988 and 1989

	1988 Sales Transactions	1989 Sales Transactions	Percent Difference 1988-1989
First Quarter	1,452	1,734	19.4
Second Quarter	2,120	2,355	11.1
Third Quarter	1,268	1,257	-0.9
Fourth Quarter	1,403	1,228	-12.5
Year Totals	6,243	6,574	5.3

TABLE 25

AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY

1989

Municipality	Number of Transactions	Municipality	Number of Transactions
County 1 Grande Prairie	181	County 17 Mountain View	181
County 2 Vulcan	116	County 18 Paintearth	68
County 3 Ponoka	101	County 19 St. Paul	108
County 4 Newell	82	County 20 Strathcona	33
County 5 Warner	131	County 21 Two Hills	89
County 6 Stettler	119	County 22 Camrose	153
County 7 Thorhild	74	County 23 Red Deer	168
County 8 Forty Mile	189	County 24 Vermilion River	155
County 9 Beaver	147	County 25 Leduc	102
County 10 Wetaskiwin	118	County 26 Lethbridge	124
County 11 Barrhead	90	County 27 Minburn	85
County 12 Athabasca	164	County 28 Lac Ste. Anne	113
County 13 Smoky Lake	76	County 29 Flagstaff	132
County 14 Lacombe	131	County 30 Lamont	117
County 16 Wheatland	154	County 31 Parkland	95

TABLE 25 (Continued)

AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY

1989

Municipality	Number of Transactions	Municipality	Number of Transactions
Municipal District 1 Cypress	201	Municipal District 90 Sturgeon	91
Municipal District 6 Cardston	96	Municipal District 92 Westlock	122
Municipal District 8 Big Horn	21	Municipal District 99 Clearwater	92
Municipal District 9 Pincher Creek	97	Municipal District 130 Smoky River	69
Municipal District 14 Taber	125	Municipal District 133 Spirit River	18
Municipal District 26 Willow Creek	122	Municipal District 135 Peace	20
Municipal District 31 Foothills	116	Municipal District 136 Fairview	30
Municipal District 34 Acadia	16	Improvement District 6	1
Municipal District 44 Rocky View	138	Improvement District 7 Drumheller	2
Municipal District 47 Starland	57	Improvement District 8	0
Municipal District 48 Kneehill	147	Improvement District 14 Evansburg	101
Municipal District 52 Provost	71	Improvement District 15 Fort Assiniboine	35
Municipal District 61 Wainwright	110	Improvement District 16 Valleyview	123
Municipal District 77 Brazeau	57	Improvement District 17 High Prairie	98
Municipal District 87 Bonnyville	81	Improvement District 18 Bonnyville	101

TABLE 25 (Continued)
AGRICULTURAL REAL ESTATE TRANSACTIONS BY MUNICIPALITY
1989

Municipality	Number of Transactions	Municipality	Number of Transactions
Improvement District 19 Wanham	74	Improvement District 23 Fort Vermilion	71
Improvement District 20 Spirit River	86	Special Area 2 Hanna	90
Improvement District 21 Worsley	80	Special Area 3 Oyen	72
Improvement District 22 Manning	73	Special Area 4 Consort	76

TABLE 26
AGRICULTURAL AND NON-AGRICULTURAL SALES TRANSACTIONS
1988 and 1989

	Agricultural	Non-Agricultural
1988	6,236	4,471
1989	6,574	4,645
% Difference	5.4	3.9